

tions, shall be as valid and effectual as if the covenants in said deeds had been expressed therein, in full.

1872, ch. 451.

78. All deeds of conveyance heretofore or hereafter duly executed, acknowledged and recorded according to law, among the land records in any county in this State, by executors of the last will and testament, executed with the formalities required for the passing of real estate by the laws of this State, and proved according to law, of any non-resident testator, conveying lands lying in said county, shall be as valid and effectual in law and equity as if made by executors under last will and testament, duly executed, proved and recorded in the office of the register of wills in this State, for lands lying therein, and whose sales of real estate under the authority of said will were duly made and reported to and ratified by an orphans' court in this State; provided, that an authenticated copy of the said last will and testament shall have been filed and recorded in the office of the register of wills of the county where the lands lie; and provided, further, that full authority was given by the said last will and testament to the executors to sell and convey the said real estate.

Norment v. Brydon, 44 Md. 112.

1880, ch. 256, sec. 1.

79. All deeds, mortgages and other conveyances, made and executed in the State of Maryland since the twenty-second day of March, in the year eighteen hundred and sixty-seven, which were executed and acknowledged before any justice of the peace duly commissioned and qualified for any county or city in this State, and which deeds, mortgages and other conveyances were recorded in the county or city where the lands or other property, in whole or in part, are situated, shall have the same effect and operation in law, and be as valid to all intents and purposes, as if the justice of the peace before whom the same was acknowledged, was, at the time of such acknowledgment, a justice of the peace duly commissioned and qualified according to law, for the county or city in which the lands or other property were situated, or in which the grantors in such deed, mortgage or other conveyance, resided, saving and reserving the rights of creditors and *bona fide* purchasers, without notice.